

WORK AUTHORIZATION AGREEMENT

BREZDEN PEST CONTROL INC.

3261 South Higuera, Ste. 100 - San Luis Obispo, Ca 93401
805-544-9446 - 800-464-9446 - fax: 805-544-2807

sales@brezdenpest.com - www.brezdenpest.com

Don't get the run around...



Have the "BREZ" around.

Owner Coggeshall Trust Connie Frietas 122 & 124 Allen St Arroyo Grande, CA 93420-3302 805-441-5817	Job Address Coggeshall Trust 122 & 124 Allen St 124 1/2 Allen St. Arroyo Grande, CA 93420-3302
Date of Inspection: 05/19/2009	Company report #: 7253

Thank you for considering our company for your pest control and termite needs. Please read the following information and feel free to call our office with questions you may have.

Non-escrow instructions: Prior to the start of work, Brezden Pest Control Inc. requires a signed and dated copy of this Work Authorization Agreement and a minimum payment of 50% of the total cost.

Escrow instructions: Prior to the start of work, Brezden Pest Control Inc. requires a signed and dated copy of this Work Authorization Agreement. Payments for services are due and payable upon notice of completion. It is understood that if the property is to fall out of escrow, payment for work completed becomes due and payable and the person(s) signature on this Work Authorization Agreement is responsible for payment.

Outstanding invoices are due and payable upon notice of completion. It is understood that service charges of 2% per month on the unpaid balance, or 24% per annum, will be charged on over due accounts and if suit is filed for collection of delinquent accounts the customer agrees to pay all litigation costs.

It is understood that these corrections are recommended on the basis of visibly determined surface examination. In the course of work being performed on the basis of this contract, conditions may be revealed which were not evident at the time of inspection. This contract is limited to that which was visible at the time of inspection and of that, only these paragraph(s) herein specified and contracted for. We assume no responsibility for concealed or inaccessible damage or infestation that was not observed by us without excavating or opening timbers, walls, floors, ceilings, moving furnishings, storage, etc. We shall not be liable for any damage resulting from probing, cutting, opening, removal, or otherwise, of timbers, walls, floors, ceiling or other parts of the building inspected. Our liability for damages because of errors or omissions in the inspection report shall be limited to the cost of the inspection and report. If additional work is to be required by the City or County Building Inspector, such work will not be performed under this contract. Brezden Pest Control, Inc., agrees to furnish all labor, materials, sub-contractors (if required) and compensation insurance to complete the repairs as accepted. Brezden Pest Control, Inc. agrees to use all due caution in the performance of our work, but in no way will be held responsible for damage to property, plants or animal life caused by the use of chemicals, gas or equipment in conjunction with these repairs, except through gross negligence on the part of the contractor. All effort will be taken to match new material to be installed with the same type of material removed. However, Brezden Pest Control Inc. does not guarantee new material will match the existing material. All wall, door and surface coverings (wall paper, paint stains, paint, etc.) are not included in our cost for repairs unless otherwise stated.

If the foregoing and the information given is in variance with the desires and instructions of any person or persons concerned with this report or fails to conform with known data, inform Brezden Pest Control, Inc., immediately, refraining from use of this report until a full understanding is reached.

NOTICE TO OWNER: Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or supplier remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

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Date of Inspection: 05/19/2009	Company report #: 7253

PLEASE CIRCLE each Recommendation you want Brezden Pest Control to complete.

Section 1 Findings	Section 2 Findings	Further Inspection
1A \$860.00 1B SEE REC 2A \$1,025.00 2B SEE REC 2C SEE REC 2D \$1,378.00 3A \$738.00 3B \$4,380.00 3C \$750.00 3D SEE REC 3E SEE REC 3F \$1,752.00 <div style="text-align: right; margin-top: 20px;">\$10,883</div>	4A TRADESMAN 4B \$550.00	

Note: Brezden Pest Control Inc. may not bid on all Findings in our report that require corrective work that will enable our firm to issue a Section 1 or 2 clearance. When corrective work is required and Brezden Pest Control Inc. does not provide a bid, it is the responsibility of the Owner/agent to contact the proper tradesman to make the corrective repairs and to contact our office for any needed Reinspection Report(s).

Section 1 Recommendation: Work recommended to repair damage caused by existing infestation of wood-destroying pests or organisms and all work recommended to correct conditions that caused such infestation or infections.

Section 2 Recommendations: Work recommended to correct conditions usually deemed likely to lead to infestation or infection of wood destroying pests or organisms, but where no evidence of active infestation or infection is found with respect to such conditions.

Further Inspection Recommendations: Further inspection items are defined as recommendations to inspect area(s), which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as Section 1 or Section 2.

Brezden Pest Control Inc. may withdraw this "Work Authorization Agreement" if not accepted within 120 days from the date of inspection.

Please sign, date and return/fax to our office. Thank you for this opportunity to be of service.

Brezden Pest Control, Inc. requires a signed work authorization and 50 % of the total cost down prior to the start of work. Payments for services are due and payable upon completion.

_____ / ____ / _____
 Owner or their Agent Date

Barbara M...

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
122 & 124	Allen St	Arroyo Grande	93420-3302	05/19/09	4

Brezden Pest Control Inc.

**3261 S Higuera Ste #100
San Luis Obispo, CA 93401
Tel 805-544-9446 Fax 805-544-2807
Registration #: OPR6313**

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Report #: 7253

Ordered by: Coggeshall Trust Connie Freitas 855 Live Oak Ridge Rd. Nipomo, CA 93444 frank@frankfreitas.com	Property Owner and/or Party of Interest: Coggeshall Trust Connie Frietas 122 & 124 Allen St Arroyo Grande, CA 93420-3302 805-441-5817	Report sent to: Coggeshall Trust Connie Freitas 855 Live Oak Ridge Rd. Nipomo, CA 93444 frank@frankfreitas.com
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT
 CORRECTED REPORT

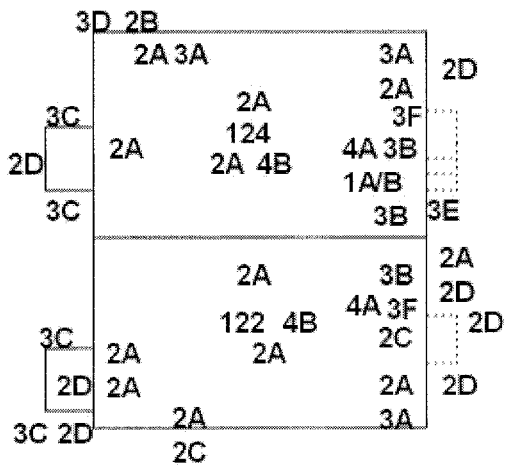
General Description: Duplex, comp roof, stucco siding, raised and occupied.	Inspection Tag Posted: Subarea
Other Tags Posted:	

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Unknown Further Inspection



Robert Myers

Inspected By: Robert Myers License No.: FR38329 Signature: _____

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
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General Comments

This is a "Wood Destroying Pests and Organisms Report". This is not a "Pest Control Report" that includes such common non-wood destroying pests such as ants, earwigs, cockroaches, silverfish, fleas, rodent, bats, etc. If you would like this property inspected for non-destroying pests, Brezden Pest Control Inc. will perform the inspection at your request at an additional charge. "This Wood Destroying Pests and Organisms Report does not include mold or any mold like condition. No reference will be made to mold or mold like condition. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional."

A Wood Destroying Pests and Organisms Report contains findings as to the absence or presence of evidence of wood destroying pests and organisms in the visible and accessible areas and contains recommendations for correcting any infestations or infections found. The Structural Pest Control Act, Rules and Regulations govern the contents of a Wood Destroying Pest & Organism Inspection Reports. Some structures do not comply with the building code requirements or may have structural, plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. This Report will not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or Brezden Pest Control Inc. Recommendations in this report are designed to eliminate damage as a result of wood destroying pests, organisms and adverse conditions that lead to same. This inspection report is not designed to bring structure(s) into existing local code compliance. The Structural Pest Control Act requires inspection of these areas that are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as interior of hollow walls, spaces between floors, areas concealed by carpeting, and/or other types of floor coverings, insulation, built-in appliances, or cabinet work. Infestations, infections and conditions that may lead to same, may be active in these areas without visible and accessible evidence. Areas not inspected are noted in the report. If you desire information about the areas that were not inspected, a further inspection will be performed upon request and at an additional cost. We cannot guarantee work done by the owner, his agent or other trades. We make no guarantee against future infestations, infections, adverse conditions or conditions present but not evident at the time of our inspection.

After four months from an original inspection, all inspections shall be original inspections and not reinspections. (8516, 13). "This company will reinspect repairs done by others within four months of the Original inspection. A charge, if any, can be no greater than the Original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantee must be received from parties performing repairs (1991.1)."

NOTICE: Reports on this structure prepared by various registered companies should list the same findings, (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

The exterior surface of the roof will not be inspected. If you want water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors' State Licensed Board.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Brezden Pest Control Inc.'s bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Brezden Pest Control Inc. will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

Areas not inspected: Areas were found to be inaccessible for inspection. These included but are not limited to, stucco columns, plumbing access voids, areas concealed by plant growth, the areas inside finished walls, boxes eaves and ceilings, areas behind and under cabinets, fixed furniture and appliances, areas under surface coverings, spaces between a floor or porch or deck and the ceiling or soffit below. We do not move furniture during our inspection. Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Due to height and safety reason, surfaces higher than 10 feet from the ground level are visually inspected only. Surfaces above 10 feet are not picked or pry tested. Infestation, infection and conditions that may lead to the same may develop in areas where plumbing pipes and cold joints or cracks exist where concealed by concrete, walls, ceilings and insulation. This firm assumes no responsibility for infestation, infection, or conditions that may lead to the same, not evident or visible at the time of this inspection. Upon request and at an additional charge, Brezden Pest Control Inc. will perform further inspection to areas not inspected.

CAUTION: PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control companies are registered and regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately. For further information contact, any of the following: Brezden Pest Control 805-544-9446-Poison Control Center 800-662-9886-Structural Pest Control Board 916-263-2540-San Luis Obispo Co. Agricultural Commissioner 805-781-5910 and Health Dept. 805-781-5500-Santa Barbara Co. Agricultural Commissioner 805-681-5600 and Health Dept 805-681-5488-Monterey Co. Agricultural Commissioner 831-647-7629 and Health Dept. 831-647-7650

When evidence of wood-destroying pests extend into an inaccessible area(s), our primary recommendation is to enclose the structure and perform an all encompassing treatment such as fumigation. A Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated. Local treatments are performed at the Owners/agent request.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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This is a Separated Report which is defined as Section 1/Section 2 conditions evident on the date of the inspection. Section 1 contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s), which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section 2.

Description of Findings

SECTION: I

SUBTERRANEAN TERMITES

Finding: 1A Subterranean Termite infestation noted to the subarea framing.
Recommendation: Our Technician will knock down the accessible Subterranean Termite mud tubes and perform a complete substructure treatment to the soil adjacent foundation walls and supports. Application will be made utilizing the trench and treat and/or local broadcast methods. Treatment is guaranteed for 5 years from date of treatment. Material to be applied: Termidor (Fipronil) and/or Premise 2 (Imidacloprid).

PLEASE NOTE: Due to Termiticide label requirements and noise levels produced by some of our equipment, we ask that prior to treating the interior, attic or subarea, that you leave the premises and return after the material has dried, which is approximately 3-6 hours. Animals need to be out of the treatment area.

Finding: 1B Subterranean Termite damage noted to the subfloor.
Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost. Price included in 3B.

DRYWOOD TERMITES

Finding: 2A Drywood Termite infestation noted to the window ledge, attic framing, rafters and roof sheathing.
Recommendation: Vacate the premises for a minimum of 3 days and 2 nights. Fumigate with Vikane (Sulfuryl Fluoride). Chloropicrin will be used as a warning agent. Upon completion of the fumigation and upon request, remove and/or mask the accessible pellets.

Brezden Pest Control offers our industry leading Fumigation guarantee. Your fumigation is guaranteed for 5 years. This also includes two free inspections performed prior to the 2nd year and 5th year fumigation anniversary dates.

Finding: 2B Drywood Termite damage noted to the window ledge.
Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost. Price included in 3A.

Finding: 2C Drywood Termite damage noted to the door threshold.
Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost. Price included in 3F.

Finding: 2D Drywood Termite damage noted to the raftertails and roof sheathing.
Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost.

FUNGUS/DRYROT

Finding: 3A Fungus damage and infection noted to the window framing.
Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost.

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Finding: 3B

Fungus damage and infection noted to the subfloor in laundry room of unit 122, bathroom floor in unit 122, bathroom floor and laundry room floor in unit 124, joist and blocking.

Recommendation:

Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost.

Finding: 3C

Fungus damage and infection noted to the post.

Recommendation:

Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost.

Finding: 3D

Fungus damage and infection noted to the rafters and roof sheathing.

Recommendation:

Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost. Price included in 2D.

Finding: 3E

Fungus damage and infection noted to the subarea access.

Recommendation:

Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost. Price included in 3B.

Finding: 3F

Fungus damage and infection noted to the door and door framing.

Recommendation:

Replace door and door casing with same type pre-hung door. Upon request, another type of door will be installed. Cost may be adjusted. Please notify our office prior to Repair Crew's arrival.

SECTION: II

OTHER FINDINGS

Finding: 4A

Excessive moisture condition noted to the drywall next to tub of unit 122 and unit 124.

Recommendation:

Owner/agent to contact a qualified tradesman to inspect and make any necessary repairs to correct this finding.

Finding: 4B

Cellulose debris in the form of wood scraps found on the subarea soil.

Recommendation:

Remove and dispose of all loose cellulose debris from under the structure of such a size that will not pass through an ordinary garden rake.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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Important, Please Note

REPAIR POLICY: Prices for structural repair include replacement of damaged wood members visible at the time of this inspection. Structural improvements required to upgrade construction to current building code or corrections of hidden conditions exposed during repairs will be completed at additional expense. This company assumes no liability for improper or noncompliant structure(s) on which we complete repairs. Parties in interest should contact the city/county building department and/or qualified home inspector concerning the structure compliance with building code. The property owner is responsible to obtain and pay for all costs associated with building permits and engineering fees needed. During the removal of damaged, infested, infected material(s) or scraping of wood members to remove Surface Fungus, areas will be exposed that were not visible and/or accessible during our Original inspection. If damage, infestation, infection, and/or conditions that may lead to same are found during the course of our repairs, that were not visible and/or accessible during our previous inspection(s), a Supplemental Report outlining our findings, recommendations and additional costs will be issued.

When repairs are recommended there may be health related issues associated with the structural repairs reflected in this inspection report. These health issues include but are not limited to the possible release of mold spores during the course of repairs. Brezden Pest Control is not qualified to and does not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

SECTION 1 CERTIFICATION POLICY AND REPAIRS BY OTHERS

When others perform work/repairs for escrow purposes, our firm requires that Owner/Agent request a Reinspection once damage and infection is removed but before the new material is installed. If new material is in place during our Reinspection, our firm will not be responsible for any infestation, and infection or damage concealed. A Reinspection Report will be issued for each reinspection and the charge will not exceed the cost of the original report. A \$75.00 minimum charge per visit occurs for on-sight consultation to assist others performing repairs/work. Our firm does not guarantee work or quality of work completed by others or chemical or fungicide applications performed by anyone other than a Brezden Pest Control Inc. employee. NOTE: FINDINGS MAY HAVE OR MAY NOT HAVE BEEN PHYSICALLY MARKED BY OUR INSPECTOR.

MINIMUM JOB FEE

Our minimum job fee is \$125.00. If work ordered is less than this amount, the minimum job fee of \$125.00 will be charged. When applicable, one coat of prime paint will be applied to all new wood material. Does not included window units, varnish or staining. All repair work completed by our firm is guaranteed one year and material 90 days from the date of completion, unless otherwise stated.